

STEVE SISOLAK
Governor

STATE OF NEVADA



TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4074 Fax (702) 486-4275
E-mail: gallo@red.nv.gov
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

DECEMBER 6-8, 2022

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, DECEMBER 6, 2022, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, DECEMBER 8, 2022, or until the Commission concludes its business at the following locations:**

NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

In-person seating will be limited based on room capacity. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by video or telephone.

DIAL-IN NUMBER: (844) 621-3956 or Webex.com

TUESDAY, DECEMBER 6, 2022

1-844-621-3956 Access Code/Meeting Number: 2494 526 1865##

or

Webex.com

Meeting Number: 2494 526 1865 Meeting Password: F6MkbJMgC37

WEDNESDAY, DECEMBER 7, 2022

1-844-621-3956 Access Code/Meeting Number: 2499 735 4848##

or

Webex.com

Meeting Number: 2499 735 4848 Meeting Password: ueMpHR2ra27

THURSDAY, DECEMBER 8, 2022

1-844-621-3956 Access Code/Meeting Number: 2494 336 6189##

or

Webex.com

Meeting Number: 2494 336 6189 Meeting Password: Etmk5FqTW82

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only take action on those items denoted as potential action items. To provide public testimony by telephone during the agenda items designated for public comment, members of the public may call any time after 8:30 a.m. on December 6-8, 2022, or until the Commission concludes its business. Members of the public may submit written public comment by email to Maria Gallo, Commission Coordinator, at mgallo@red.nv.gov. Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

1) COMMISSION/DIVISION BUSINESS:

- A) Call to order; introduction of Commissioners in attendance; and establish quorum.
- B) Swearing in of new Commissioners.
- C) Introduction of Division staff in attendance.

2) PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT IT TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) DECEMBER 6, 2022 @ 9:00 A.M. FOR POSSIBLE ACTION AND DECISION:

ADOPTION HEARING FOR LCB FILE No. R129-21

Adoption hearing by the Commission for Common-Interest Communities and Condominium Hotels to receive comments regarding proposed regulation in NAC 116, 116A, and 116B known as LCB File No. R129-21 which establishes the following:

- Specifies what contact information an executive board must provide for each member of the board to the Real Estate Division
- Provides additional authorization for the Commission to consider the conduct of an executive board member
- Establishes standards and format to be followed when preparing financial statements of a common-interest community
- Establishes guidelines for the estimated amount of reserve funds necessary required in the next fiscal year budget
- Specifies the time period of when a full reserve study must be completed

- Amends the information included in a reserve study and revises the definition of adequately funded reserves
- Revises provisions relating to the submission of a summary of the reserve study submitted to the Real Estate Division by an executive board
- Increases the maximum amount of fees that a common-interest community may charge a unit's owner to cover the cost of collection past-due obligations
- Revises the circumstances the Real Estate Division is able to investigate financial accounts related to a common-interest community
- Establishes criteria for approval and eligibility for temporary community manager certificate
- Establishes renewal period for license
- Establishes limit on number of provisional community managers supervised by an individual supervising community manager
- Establishes time frame required for community managers to notify the Real Estate Division of changes
- Establishes requirements for request and approval of distance education courses
- Establishes
- Repeals duplicate definitions currently in the Nevada Revised Statutes
- Eliminates obsolete references to certain sections of the Nevada Administrative Code

4) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:**

- A) NRED v. Monterey Grand Manor Owners Association, Dale Milligan, Susan Moore, Richard Jagodzinski, and Saturday Aisuan, for possible action
Case No. 2021-1049
Type of Respondent: Board Members
- B) NRED v. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action
Case No. 2021-161
Type of Respondent: Board Members
- C) NRED v. Sierra Ranchos Property Owners Association, for possible action
Case 2018-1663
Type of Respondent: Board Members
- D) NRED v. Villager Townhouses Association, Erica Darke, Ellen Dauscher for possible action
Case 2021-1032
Type of Respondent: Board Members
- E) NRED v. Wine Ridge Estates Homeowners' Association, Fernando Hernandez, Rebecca Coins for possible action
Case 2021-942
Type of Respondent: Board Members
- F) NRED v. Joyce Ahn, for possible action
Case 2021-1232
Type of Respondent: Board Member

G) NRED v. Dayton Valley Community Association, Dennis Drury, Carla Cole, Sandy Mass, Joan Latimer, Steve Gallisdorfer, James Kepler, Michelle Carr for possible action
Case 2021-761 and 2021-696
Type of Respondent: Board Members

5) RESPONDENT CHRISTOPHER SECKLER’S PETITION FOR RECONSIDERATION OF COMMISSION FINE AND A PAYMENT PLAN: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

A) NRED v. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action
Case No. 2021-161
Type of Respondent: Board Members

6) DIVISION BUSINESS:

- A) Administrator’s report.
- B) Ombudsman’s summary report.
- C) CIC Compliance caseload report and summary.
- D) Education and Information Officer report.
- E) Licensee and board member discipline report.

7) COMMISSION BUSINESS: FOR DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) Discussion regarding Commissioners’ speaking engagement requests.
- B) Discussion regarding the State of Nevada Controller’s Office debt collection process for fines issued by the Commission.
- C) For possible action: Discussion and decision to approve minutes of the September 13-14, 2022 Commission meeting.

8) FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2023.

9) PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT IT TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

10) FOR POSSIBLE ACTION: ADJOURNMENT

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Nevada Real Estate Division
1818 E. College Pkwy, Ste. 110
Carson City, Nevada 89706-7986

Nevada State Business Center
3300 W. Sahara Ave.
Las Vegas, Nevada 89102
www.red.nv.gov

Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502

Sierra Nevada Association of Realtors
300 South Curry Street Ste. 3
Carson City, Nevada 89703

Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801

Greater LV Association of Realtors
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

CAMEO, Inc.
7260 W. Azure Dr. #140-123
Las Vegas, Nevada 89130

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Community Association Institute
Nevada Chapter
9171 W. Flamingo Rd. #100
Las Vegas, Nevada 89147

Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Maria Gallo
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4074
Fax#: 702-486-4275
Email: mgallo@red.nv.gov